

**SUBSTITUTE TRUSTEE'S DEED
INDEXING INSTRUCTIONS**

Lot 243, Phase 2, Section E, Kingston West S/D, DeSoto Co, MS

**STATE OF MISSISSIPPI
COUNTY OF DeSoto**

WHEREAS, on the 29th day of March, 2000, Deborah Ann Favazza Married Person, as her sole and separate property, joined herein by spouse, Stephen Favazza, executed and delivered a certain Deed of Trust unto Shirley A Smith, Trustee for National City Mortgage Co dba FNMC, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1201 at Page 0281; and

WHEREAS, on the 5th day of April, 2000, National City Mortgage Co. dba First National Mortgage Corporation, assigned said Deed of Trust unto The Leader Mortgage Company, and, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1223 at Page 0752; and

WHEREAS, on the 22nd day of April, 2005 the Holder of said Deed of Trust substituted and appointed **Emily Kaye Courteau**, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2204 at Page 364; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, **Emily Kaye Courteau**, Substitute Trustee, advertised the sale of the following described real property by Substituted Trustee's Notice of Sale, dated May 2, 2005 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the DeSoto County Courthouse and by publishing said Notice in the Desoto Times Today for four (4) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 8th day of June, 2005, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the east front door of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, **Emily Kaye Courteau**, Substitute Trustee, did on the 8th day of June, 2005, within legal hours, offer for sale and did sell, to the highest bidder for cash at the east front door of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 243, Phase 2, Section E, Kingston West Subdivision, in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 60, Page 30, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale **US Bank, NA s/b/m to The Leader Mortgage Company, LLC** was the highest bidder and best bidder, therefore, for the sum of **\$91,246.04** and the same was then and there struck off to **US Bank, NA s/b/m to The Leader Mortgage Company, LLC** and it was declared the purchaser thereof; and


WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, **Emily Kaye Courteau**, Substitute Trustee, for the consideration of **\$91,246.04** do hereby convey the above-described property to **US Bank, NA s/b/m to The Leader Mortgage Company, LLC**.

I convey only such title as is vested in me as Substitute Trustee.

AW/F05-0768

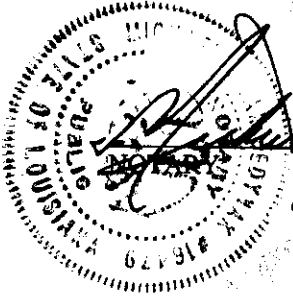
WITNESS MY SIGNATURE, this the 8th day of June, 2005.


 EMILY KAYE COURTEAU, SUBSTITUTE TRUSTEE

STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 8th day of June, 2005, the within named EMILY KAYE COURTEAU, Substitute Trustee, who acknowledged that she executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



AT DEATH
 MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:
 EMILY KAYE COURTEAU
 2309 OLIVER RD.
 MONROE, LA 71201
 318-330-9020

GRANTEE:

U S Bank National Association, successor by
 merger to The Leader Mortgage Company, LLC

4801 Frederica Street
 Owensboro, KY 42304-0005
 270-689-7253

THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES
 2309 OLIVER RD.
 MONROE, LA 71201
 318-330-9020



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

**SUBSTITUTE TRUSTEE'S
NOTICE OF SALE
STATE OF MISSISSIPPI
COUNTY OF DeSoto**

WHEREAS, on the 28th day of March, 2000, Deborah Ann Favazza Married Person, as her sole and separate property, joined herein by spouse, Stephen Favazza, executed and delivered a certain Deed of Trust unto Shirley A Smith, Trustee for National City Mortgage Co dba FNMC, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1201 at Page 0281; and

WHEREAS, on the 5th day of April, 2000, National City Mortgage Co. dba First National Mortgage Corporation, assigned said Deed of Trust unto The Leader Mortgage Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1223 at Page 0752; and

WHEREAS, on the 22nd day of April, 2005, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2204 at Page 364; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 8th day of June, 2005, I will during legal hours, at public outcry, offer for sale and will sell, at the east front door of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described Land and property situated in DeSoto County, Mississippi, to-wit:

Lot 243, Phase 2, Section E, Kingston West Subdivision, in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 60, Page 30, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this day Monday, May 02, 2005

Emily Kaye Courteau
SUBSTITUTE TRUSTEE
2309 OLIVER ROAD
MONROE, LA 71201
(318) 330-9020
AW/F05-0768
PUBLISH: 5-11-05/ 5-18-05/ 5-25-05/ 6-1-05

Volume No. 110 on the 11 day of May, 2005

Volume No. 110 on the 18 day of May, 2005

Volume No. 110 on the 25 day of May, 2005

Volume No. 110 on the 1 day of June, 2005

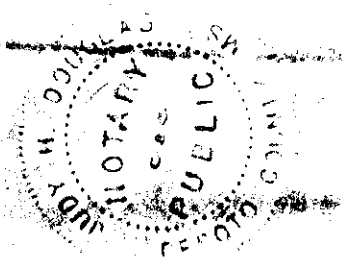
Volume No. _____ on the _____ day of _____, 2005

Diane Smith

Sworn to and subscribed before me, this 1 day of June, 2005

By Judy A. Dougan

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 348 words @ .12 \$ 41.76
B. 3 subsequent insertions of 1044 words @ .10 \$ 104.40
C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 149.16

On the Square- Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229